

South Street Seaport Museum,
207-209-211 Water Street
(Hart-Havens-Lauderback Building)
New York City
New York County
New York

HABS No. NY-5683

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PHOTOGRAPH

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

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Historic American Buildings Survey
National Park Service
Department of the Interior
Washington, D.C. 20240

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HISTORIC AMERICAN BUILDINGS SURVEY

SOUTH STREET SEAPORT MUSEUM
207-209-211 WATER STREET
(Hart-Havens-Lauderback Building)

HABS No. NY-5683

Location: 207, 209, 211 Water Street,
Between Fulton Street and Beekman Street,
New York, New York County, New York.

Present Owner: New York City. Lessee: South Steet Seaport Museum

Present Occupant: Model Shop (207 Water Street)
Volunteer Workshop (209 Water Street)
Bowne & Co. Stationers (211 Water Street)

Present Use: 207 Water Street: Store and exhibits.
209 Water Street: Shipbuilding Workshop.
211 Water Street: Printing Shop and exhibits.

Significance: Constructed as a unified group in 1835-36, these three brick buildings with granite piered shopfronts are excellent examples of the Greek Revival commercial style, the prevalent style for New York City commercial buildings in the 1830s and 1840s. Like most of the buildings in the Seaport, 207, 209, and 211 Water Street have contained a variety of businesses including a tobacco factory, a meat market, a trucking firm, and several store dealers. Recently restored, these buildings are now part of the South Street Seaport Museum, a neighborhood of early New York stores, galleries, and piers standing in close proximity to high rise office buildings in Lower Manhattan.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: The buildings 207, 209 and 211 Water Street were built at the same time for three different owners, P.G. Hart, Gabriel Havens and Daniel Lauderback. In 1836 tax assessment records show a large increase for these three buildings. In addition, the May 5, 1835 conveyance between Augustus A. Youle et al and David Lauderback (Liber 328; p. 568) states that the structure on lot 20 at that time was a "two story Brick Front House with Two Story Frame Buildings adjoining and a lot of Ground." Therefore, it is reasonable to assume that the three present buildings were constructed between 1835 and 1836, shortly after David Lauderback purchased lot 20.

2. Architect: It is possible that David Lauderback, mason, was the builder for the 207-211 Water Street row of stores. Any mason could build a Greek Revival store by studying examples on the street and in the builders' hand books. The use of Flemish bond brick techniques in the upper stories, already ten years out of date in New York, suggest that the builder was not an architect. That Lauderback bought two store designs from architect William Vine in 1830 indicates that it was not an unusual practice for a builder to do such a thing.
3. Original and subsequent owners: The buildings 207, 209 and 211 Water Street stand on what was formerly designated Block 96W, lots 18, 19 and 20. Today these lots are included in Lot 5. Information for the following chain of title comes from New York City Conveyance Records, Surrogate's Court.

207 Water Street

<u>Date</u>	<u>Grantor</u>	<u>Grantee</u>
Feb. 2, 1816 Liber 112; p. 565	John W. and Mary Moore	Peter G. Hart
April 26, 1896 Liber 35; p. 273	Mary Hart Alexander (Formerly Bradish) [granddaughter of P.G. Hart]	Herbert B. Turner Lots 10, 18
July 24, 1919 Liber 3094; p. 50	Marie A. Le Royer	William A. Winant Lots 10, 18
July 24, 1919 Liber 3100; p. 5	Henry A. De Meli (Executors and Trustees)	William A. Winant Lots 10, 18, \$1,000.
May 14, 1958 Liber 5038; p. 154	William A. Winant, Jr.	John E. Nicholson
April 11, 1968 Liber 294; p. 3	Aqua Realty Corp.	Delegate Realty Corp.

209 Water Street

<u>Date</u>	<u>Grantor</u>	<u>Grantee</u>
209 Water Street Liber 56; p. 93	Jackson Tredwell	Thomas Carpenter and Pliletus Havens
April 27, 1803 Liber 63; p. 523	Thomas Carpenter	Pliletus Havens Lots 9, 19
Aug. 4, 1857 Liber; 743; p. 33	Jonathan and Cynthia Havens	William H. Gleason
May 21, 1920 Liber 3158; p. 247	William H. Gleason (Executors of)	Jacob H. Michaels Lots 9, 19

211 Water Street (Formerly Lot 20)

May 5, 1835 Liber 328; p. 568	Samuel Cowdrey (Master in Chancery) Augustus A. Youle, et al (Defendants)	David Lauderback
Jan. 2, 1883 Liber 1701; p. 262	Elizabeth A. Lauderback (Executors of)	Irving A. Griggs & Jabez C. Gilbert (Firm of Griggs & Gilbert)
April 4, 1949 Liber 4616; p. 609	Elizabeth M. Beecher Executors of)	Herbert E. Simpson \$18,000.
June 18, 1954 Liber 4883; p. 379	Herbert E. Simpson	David Krumholtz
June 22, 1954 Liber 4883; p. 669	David Krumholtz	Thirty-two Park Avenue Corporation
Jan. 5, 1966 Liber 344; p. 344	Hydro Realty Corporation	Paddle Realty Corporation
April 11, 1968 Liber 294; p. 1	Paddle Realty Corporation	Delegate Realty Corporation

207, 209, 211 Water Street

<u>Date</u>	<u>Grantor</u>	<u>Grantee</u>
July 7, 1969 Liber 145; p. 941	Delegate Realty	Seaport Holdings Inc. Lot 5
June 20, 1973 Liber 282 p. 705	Seaport Holdings Inc.	New York City Lots 1, 5, 8
June 20, 1973 Liber 282; p. 814	City of New York	South Street Seaport Museum Lots 1, 5, 8 <u>Lease</u>
June 27, 1973 Liber 283; p. 63, 81	City of New York	Chase Manhattan Bank Not lotted - all rights transferred

4. Original plans and construction: Since no known early views of 207, 209 and 211 Water Street exist, we can only surmise that the buildings were first constructed in the standard Greek Revival style in which they appear today. An 1863 stereo view indicates that the row has not changed very much. While 207 and 209 were painted white with dark window lintels and sills, 211 was dark, probably unpainted, with light-colored window lintels and sills. An 1857 Perris insurance map shows that 207 and 209 were connected, perhaps they were originally built like that. It is possible that the foundation from the previous two story building was used in 211 Water Street; the lower part of the foundation is made of fieldstone while the upper part is of brick. "The granite steps, piers and lintels are well-proportioned and handsomely tooled." (Rosebrock, Walking Around South Street p. 25 (See bibliography) These five story buildings are faced with Flemish bond brick. After Ithiel Town designed the granite store at 122 Pearl Street in 1829, the trabeated ground floor arrangement became the standard design for all New York commercial buildings.
5. Alterations and additions: The earliest recorded alteration took place in 1909 when William Ottmann and Co. hired Julius Kastner and Dell, Architects to alter 207 and 209 Water Street into a meat packing and exporting establishment. The various plans show that Kastner and Dell installed coolers and pickling rooms.

By 1913, William Ottmann and Co. took over 211 Water Street and had Architect William S. Miller connect all three buildings by cutting openings in the party walls on all floors. A front elevation shows a unified storefront; all windows were 6 x 6 except for the fifth bay on the third story which is louvered and smaller than the others. Each building had an iron and glass marquise.

In 1919, W. A. Winant and Co. had architects Renwick, Aspinwall and Tucker connect 203 Front Street and 207 Water Street through the rear. In 1920, when 209 Water Street became a fish market, architect I. B. Mac Neill bricked up the openings connecting 209 to the other two buildings, rearranged doors, and removed all concrete floors and all insulation. The rear windows on all floors were reopened.

Still a fish market in 1921, 209 Water Street was connected to 204 Front Street by breaking through the rear wall. The alteration was designed by Claude H. Valentine.

Aside from minor repairs and alterations, very little had been done to the Greek Revival row from 1921 until the early 1970s when architect Charles Evans Hughes was hired by the South Street Seaport Museum to restore the buildings. Hughes decided to base his restoration upon an illustration of 238 Water Street, now demolished, also dating from the 1830s. 207 became the Museum's "Model Shop" after Hughes installed new show windows and doors between existing masonry columns and a new vestibule, removed a hoist machine and restored exterior access to the cellar from the street.

Hughes and contractor George T. Maros also restored 209 and 211 Water Street. Both buildings were waterproofed with silicone preservative after being cleaned and repainted. In 209 Water Street windows on floors two through five were replaced as were two granite sills. All wood elements were repainted.

Ellen Rosebrock, architectural historian, thoroughly researched stationer's shops of the 1830s so that the Museum could create an accurate version of the Bowne and Co. Stationer Shop in 211 Water Street.

B. Historical Context:

When the Greek Revival Water Street row was built in 1835-36, Front and Water Streets were occupied principally by wholesale grocers, commission merchants, and mechanics connected with the snipping business. While David Lauderback, original owner of 211 Water Street, was a mason, Peter G. Hart, owner of 207 and Galskel Havens, owner of 209, already deceased at the time of the building's construction, had been wealthy and renowned merchants in the Seaport area.

The first tenants of the three buildings were Chamberlain and Lawrence, importers, in 207; Moller and Oppenheimer, importers, in 209; and Rathbone and Olney, store merchants, in 211. Moller's firm did an "immense Porto Rico business" but eventually failed. (Scoville, Vol. IV, p. 75.) Rathbone and Olney were one of the many store firms located on Water Street. Store dealers remained at 211 Water Street throughout the 19th century.

By 1867, 207 and 209 had become a tobacco factory. In the 20th century, most of the tenants were involved in trucking or storage. Finally, the buildings were vacant until the South Street Seaport Museum restored them.

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: Excellent example of Greek Revival commercial architecture prevalent in New York City during the 1830's and 1840's.
2. Condition of fabric: Good, partially restored.

B. Description of Exterior:

1. Overall dimensions: 67'-3" x 68'-0"; nine-bay facade; rectangular shape; five stories.
2. Foundations:

207-209: Unknown.
211: Fieldstone and brick.
3. Walls: Flemish bond brick facade with first floor shopfronts consisting of granite piers and lintels.
4. Structural system, framing: Brick bearing walls spanned with heavy timber joists (12" o.c.).
5. Porches, stoops, bulkheads, etc.:

209- None.
207 and 211- 3-step podium composed of (1) granite curb, (2) wrought-iron grating flanked by granite splash blocks and (3) granite sill.
211- Granite bulkhead stairs lead to basement.
6. Chimneys: Three chimneys- located in north wall of each of the three units.
7. Openings:
 - a. Doorways and doors: First floor storefront doors are a combination of glazed and solid double leaf doors (glazed doors have removable shutters).
 - b. Windows and shutters: 6/6 double-hung sash with granite lintels and sills. The size of windows is graduated- larger windows at second floor, growing smaller toward fifth floor. Rear windows have steel shutters.

8. Roof:

- a. Shape, covering: Sloped roof pitched toward rear wall; built-up roll roofing.
- b. Cornice: Granite cornice.

C. Description of Interior:

- 1. Floor plans: Several floors were inaccessible.
- 2. Stairways: Frame stairways are located along the south wall of each unit. Unit 207 has a stairway opening onto the roof.
- 3. Flooring: Wood plank.
- 4. Wall and ceiling finish:
 - Walls- Exposed brick.
 - Celing- Exposed ceiling joists.
- 5. Openings:
 - a. Doorways and doors: No doors of note.
 - b. Windows: No windows of note.
- 6. Mechanical equipment:
 - a. Heating: Firebox located in north wall of unit 211.
 - b. Moving fixtures: Hoist located in southwest corner of each unit.
- 7. Heavy equipment: Cast-iron safe located in masonry next to first floor firebox in 211. Freezers and coolers remain on first floor of 207 and second floor of 209.

D. Site:

- 1. General setting and orientation: Recently restored, these buildings are now part of the South Street Seaport Museum, a neighborhood of early New York stores, galleries, and piers standing in close proximity to high-rise office buildings in lower Manhattan.

PART III. SOURCES OF INFORMATION

A. Early Views:

"East River Bridge" Stereo view, ca. 1883, Maritime Library, South Street Seaport Museum.

"Brooklyn, Manhattan and Williamsburg Bridges - East River," ca. 1900. From Select New York, Albertype Illustrations, A. Wittmann, New York, Library of Congress Prints and Photographs Collection.

"238 Water Street" an illustration in South Street Reporter, Charles Evans Hughes, "The Water Street that Was," Maritime Library, South Street Seaport Museum. (See bibliography).

Ithiel Town's 1829 design for 122 Pearl Street in Rosebrock, Walking Around South Street, p. 25. (See bibliography and the New York Historical Society).

B. Bibliography:

1. Primary and unpublished sources:

New York City Department of Buildings, Municipal Building and Val Wenzel files, South Street Seaport Museum: Alteration application #2464 (1909) 207 and 209 Water Street, plans available

#938 (1913) plans available;
#2763 (1919) 207 Water Street, plans available;
#1309 (1920) 207 Water Street;
#2235 (1921) 211 Water Street;
#176 (1922) 209 Water Street;
#1274 (1949) 207 Water Street, plans available;
#1244 (1959) 209 Water Street;
#1434 (1962) 207 Water Street, plans available;
#1251 (1964) 211 Water Street;
#922 (1971) plans available.

New York City Conveyances; Surrogate's Court.

Insurance Maps of the City of New York, 1857-1976, New York Historical Society.

New York City Tax Records, Municipal Archives, 23 Park Row.

New York City Directories, New York Historical Society.

South Street Seaport Museum Files on 207, 209 and 211 Water Street:
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architect, June 10, 1974.

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2. Secondary and published sources:

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New York, New York: Carleton Press Pub., 1862 Vols. I and II.

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J. Disturnell, 1833, pp. 12-13.

Hughes, Charles E., "The Water Street That Was," South Street
Reporter. Maritime Library, 205 Front Street.

Rosebrock, Ellen Fletcher, "211 Water Street" South Street
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Summer 1976

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Summer 1976
(architectural information)

PART IV. PROJECT INFORMATION

The South Street Seaport project was undertaken by the Historic American
Buildings Survey (HABS), under the direction of John Poppeliers, Chief of
HABS, with the co-operation of the South Street Seaport Museum, Inc.
Recording was carried out during the summer of 1976 by Frederick W. Wiedenmann
(HABS Washington D.C. office) project supervisor; Lori Zabar (Columbia
University), project historian; Robert Lee Wiltse (Louisiana State

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University), architect; and student architects- Barry Lee Gill (North Dakota State University), Joe E. Price (Texas Tech University), and John R. Temmink (University of Virginia). Susan McCown, a HABS historian in the Washington, D.C. office, edited the written data in 1983, for transmittal to the Library of Congress. Walter Smalling, Jr. of the National Park Service took the photographs of the South Street Seaport structures.